

WILLARD CITY CORPORATION PC121715

DATE: December 17, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Gary Hart, Chandler Bingham, Leslie Meyer
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: John Seamons, Michelle Mund City Council member (non-voting member)
CITIZENS: See attached sheet

1. **Prayer – Terry Ross**

2. **Pledge of Allegiance – Gary Hart**

3. **General Public Comment (Input for items not on the agenda)**

Eric Householder with Granite Ridge said he was expecting to be on the agenda for tonight. City Planner Wheelwright said he had turned the application in too late to be on the agenda. Chairperson Ross asked Eric to fill the Planning Commission in on what was happening. Eric stated they have been working on the subdivision for years. Their Development Agreement was recorded in March and as they did their design for Phase 1 they decided they needed to change their road layout. He talked with the Willard City Engineer and was told to come back with the change. They have equipment and financing in place and are ready to get going on the project and expected to be on the agenda tonight to get the recommendation made to forward to the City Council. Commissioner Meyer asked if he had any information they could be reviewing before the next meeting. Eric handed out maps of the revised master plan of Phase 1 and explained they had a stub road on the south west section. They had a few challenges with the road grade and irrigation lines. By taking out the stub road out they gained extra frontage on lots. City Planner Wheelwright stated the City Council would not be meeting again until January which would allow the Planning Commission time to review the proposal for the next meeting. Commissioner Meyer said a previous meeting there were issues with the water and financing and asked if those issue had been resolved. Eric stated on his end the financing is in place and he did not know about the overall water issues with the city. Commissioner Meyer asked when they would be starting the project. Eric stated they have been ready to for a while. The office was demolished in September and they had equipment ready to go but with the change in the development agreement they needed to go through the process again. Chairperson Ross asked about the irrigation line went and Eric showed on the map where it was located. Eric stated the design still show stubs out of the project. He showed on the map where the stubs were located and where they tie into the Joel Murray project. Chairperson Ross asked about him tying into Joel Murray's road. City Planner Wheelwright stated he would tie into the project when it was developed. He explained the reason they are asking for the removal of the stub was because it was too close to the current access. He explained the other stub

roads and how they line up with the Master Road Plan. There was discussion on where the roads would come out at the Murray and North properties. Eric explained Granite Ridge got some plan that Joel Murray had submitted and designed their roads to line up with what he was proposing. City Planner Wheelwright explained they were trying to eliminate cul-de-sacs. Chairperson Ross felt that Joel Murray's proposal is a construction zone and asked if this was going to be a public road. City Planner Wheelwright stated yes, if he is approved for the mining and then when he is done mining he will most likely develop the property but that will not be for years and years. Chairperson Ross asked if that stub need to be used as a temporary turnaround. Eric stated that would come in Phase 3 of the development. Discussion was held on the lots. Eric asked when the next Planning Commission meeting would be held to discuss this issue. City Planner Wheelwright stated the next meeting would be on January 7, 2016 and the City Council would be on January 14th. Chairperson Ross explained to Eric that the roads are not going to be put in anytime soon and felt he needed to address those in future planning. There may also be issues with the Fire Department on turnarounds.

4. **Discussion Item**

a. Discussion on Public Comments recieved during the November 19, 2015 Planning Commission meeting to the Future Land Use Map to incorporate a Commercial Neighborhood Zone along Hwy 89 from 1450 North to the south city limits and 220 ft. east and west.

Chairperson Ross felt there was very few negative comments except for the 2 individuals who live on Hargis Hill that wanted to extend the zone to the city limits. There were comments about clustering the business and felt there was no way we could do this effectively. Commissioner Bodily and Bingham said this would need to come with the re-zoning and plan. Chairperson Ross felt there was no way to effectively put in pockets of businesses without having the issue we currently have with Hargis Hill. City Planner Wheelwright reminded the Planning Commission members that this is for future planning only and by approving the Future Land Use Map it would allow someone to come in with a re-zone request and plan. Chairperson Ross felt there was safety concerns on Hargis Hill and said it would probably be regulated by the State weather they would allow something to come in on that road. Police Chief Loveland said when she was mayor and the city was want to put in commercial the State asked them not to because of the issues on top of Hargis Hill with individuals turning off or pulling onto Hwy 89. Commissioner Bodily stated the minutes show Ron Burningham talking about a school bus doing a U-turn on top of Hargis Hill and if this is true then the city needs to contact the Box Elder School District and let them know there is a safety issue. Commissioner Meyer said there were citizens at the meeting that agreed there are safety issues and then those who want to see the zone go all the way to the city limits that said there are no safety issues. She also asked if we need to contact the State to see if there is a record showing they have already looked at it.

Commissioner Bodily felt that if we approved it all the way then the State would be the ones who would regulate what could or could not be put in. He also felt this area is a hazard. City Planner Wheelwright reported Mayor Braegger was ok with the zone going from one end to the other and letting the State deal with what gets put in. Commissioner Bodily said there was discussion held on deceleration lanes but this does not help those trying to cross Hargis Hill. Commissioner Bingham felt we should not make it harder for the State because they do not live here. There are the same issues on the south end of town with the big curve. Chief Loveland said there were issues with Mr. Hatton operating a fruit stand on the UDOT right-of-way. City Planner Wheelwright felt that we should not allow it to go all the way and when it should build out that far it becomes a contiguous zone. There was no comments from those living on the backside of the zone. Commissioner Bingham did not want to leave it in the hands of the State. Chairperson Ross also said there is also the issue on the south end for individuals trying to get on the highway turning north. Chief Loveland asked if the State is going to regulate individuals crossing the highway by not allowing left hand turns. City Planner Wheelwright felt there may

come a time when there is an island down the center of Hwy 89. Commissioner Meyer was surprised there were not more citizens against it. Commissioner Hart said Perry City has some hills and their commercial is along Hwy 89 and asked how they handle it. City Planner Wheelwright said their hills are not as pronounced as Willards is. There was discussion held on putting an island all the way down Hwy 89. City Planner Wheelwright said there are several cities that do not allow left hand turns, Salt Lake City being one of them. Commissioner Hart like the idea of putting the zone all the way through and then lowering the speed limit. Chief Loveland said lowering the speed limit is not going to happen. UDOT will do a 6 month study and traffic has to be at least 10 miles under the speed limit for a period of time and there can be no enforcement on the road during that time and the city would need to pay for the study. Commissioner Hart felt we should put the zone all the way through and then make the stipulations of no left/right hand turns etc. and let them have the same ability to do what they want as the rest of Willard City. He went on to say that we want commercial along Hwy 89 so let's allow it for everyone. Commissioner Meyer felt there is a problem in the area and if it can be fixed by the State it would be ok and for the protection of the people it needs to be fixed. Commissioner Bingham again stated we should not leave it in the hands of the State. He would just as soon not have it there and do what City Planner Wheelwright said about having a contiguous zones. This way it keeps someone from going to UDOT because you never know what you are going to get with UDOT. Commissioner Bodily also felt this area is a hazard and did not care if it went all the way and is hazardous to have someone crossing the highway on the hill. He said UDOT could be strict but was not sure. He also agreed with Bryce on the contiguous zones. Commissioner Meyer asked if the zone is stopped at 1450 North and Mr. Burningham wanted to do something on his property what would he be able to do. City Planner Wheelwright said he could come in with a rezone request with a change to the map and area. He also explained if the zone is stopped at 1450 North and someone wanted to zone their property that was just outside but not contiguous with the zone according to our ordinances they would have to zone all the properties to where the commercial zone starts or ends and would be a process to do. Commissioner Hart did not feel it was right to make a person go through that with his neighbors when the rest of the area is zoned commercial. Chairperson Ross felt that UDOT will more than likely make businesses put in a side road. City Planner Wheelwright said UDOT will allow the side roads but any other businesses in that area will be told they need to use the same access. Chairperson Ross felt if every property owner wants to do a business then UDOT is going to say you will only be allowed on access and you will have to go through someone else property to get a road and felt the access will be at the bottom of Hargis Hill across from the other road.

Commissioner Meyer asked how much control Willard City has on fixing the dangerous area if it is approved end to end. City Planner Wheelwright said where it is a State Road he was not sure we would have any control. Commissioner Bingham felt the only control we would have is how we zone it to be. Chief Loveland felt they were going to have to get UDOT approval with anything that is done so let UDOT regulate what is done. Commissioner Bodily asked if UDOT was going to regulate it enough and how we want it done. Commissioner Bingham again felt it needed to be taken out of the States hands and put it in the hands of those that drive the road instead of someone sitting behind a desk in Salt Lake City.

Chairperson Ross asked for a motion.

A motion was made by Commissioner Bingham to recommend to City Council to keep the Commercial Neighborhood Zone on the Future Land Use Map from 1450 North to the south city limits. The motion was seconded by Commissioner Bodily. The roll call vote was taken.

Commissioner Bodily – yea

Commissioner Bingham – yea

Commissioner Meyer – yea

Commissioner Hart – nay

The motion carried.

5. **Approval of Minutes**

The minutes of the November 19, 2015 Planning Commission meeting were

reviewed. A motion was made by Commissioner Meyer to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Hart. The motion carried.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright asked for comments on the joint work session with the City Council and Joel Murray. He also stated upcoming items will include the changes from Granite Ridge, a rezone request for a parcel of property located at 750 N and 200 W for a truck transfer station for Old Dominion Trucking.

Chairperson Ross felt the area west of the railroad tracks seems like a better place for this type of business. City Planner Wheelwright said they have worked with the Army Corp of Engineers and State Engineers on the wetlands and will have to do a lot of dirt work to make it happen. They looked at another parcel on the north side of 750 North but decided to stay where they are. It is part of the Master Plan and would be allowed. Commissioner Bodily said you can apply conditions but cannot stop them from putting in what they want. There was discussion held on accessing the business from 200 West and City Planner Wheelwright is planning to meet with them to discuss coming off of 750 North because 200 West is not wide enough. Chairperson Ross felt this is the perfect business to have located by the storage sheds North of Flying J.

Commissioner Hart asked if there was a plan on how the houses were going to look in the Granite Ridge Subdivision. City Planner Wheelwright said in the Development Agreement there is an architectural design that was approved and they would need to adhere to that and said they will be craftsman style houses. Commissioner Hart asked about height limits. It was stated it would be 2 stories. Chairperson Ross asked to see drawings of what they would look like. Commissioner Hart also asked drainage detention space and asked if that was what was behind Willard Peak Ranches. City Planner Wheelwright showed on the map where the detention ponds were located. Commissioner Bingham said on the work-session the individual came with no plan and he felt like they wanted our cooperation but he had no idea on what we what we were cooperating with. Commissioner Bodily felt a timeline would have been great. City Planner Wheelwright said they were at the meeting to feel the members out to see if their idea was even feasible. They were also looking for staff feedback and was told they needed to come back with a plan addressing the comments they heard at the meeting. Commissioner Meyer felt there have been several plans including a sports complex that have come before the Planning Commission. Commissioner Bingham felt there was a problem that needed addressing concerning the fact no one can sale gravel out of a subdivision in order to put in a subdivision and felt they should be able to but is should not be an ongoing gravel pit. Most contractors sell the top soil from their developments. If the zoning ordinance does not allow maybe we need to look at a one-time sale of the top soil. City Planner Wheelwright suggested they read the Excavation Ordinance which answers that question. Commissioner Bodily felt he was ok with issuing an excavation permit to get in and get job done and get out but to go in and state it is going to take 50 years is not acceptable and needed to come in with a plan to make it better. City Planner Wheelwright felt if they were going to go in and excavate the dirt for a sports complex and then get out he would be ok with that. Commissioner Bodily felt they always come in with a plan to make it look nice and felt no enforcement has been done on what is currently in Willard. He also asked about Willard Bay and do they have a plan for what is going to happen with the hole they

have. City Planner Wheelwright heard that they are looking at possibly expanding a campground but was not sure. Chairperson Ross said there is manufacturing to the south of Joel Murray's property and felt even though it is county he would be ok with Joel doing something if it was screened. He also felt there may not be enough ground between the highway and his house, unless he is going to take his house out too. He did not feel he was going to get a lot of dirt out as far as a gravel pit goes. His best bet would be to go to the south and put his staging area in the county. This may eliminate the traffic issues on the hill. There was discussion in the meeting of him purchasing the Marsh property to the south. He felt if the gravel pit was going to be put in there needed to be consideration for the neighbors to the north. Commissioner Bodily voiced concerns about the approval of the Granite Ridge Subdivision and then allowing a gravel pit to be put right next door. Chairperson Ross was surprised that Granite Ridge was tying into Murray's road. City Planner Wheelwright said at one time Joel Murray was going to develop a subdivision and has since gone away. Chairperson Ross said Joel should sell the property for view lots and if he is allowed to excavate a flat spot and put in homes all you have is houses in a hole and would not be as attractive. There were no other comments or concerns.

7. **Adjourn**

A motion was made by Commissioner Bingham to adjourn the December 17, 2015 Planning Commission meeting. The motion was seconded by Commissioner Bodily. The motion carried with a unanimous vote. The meeting adjourned at 7:30 p.m.

Minutes were read individually and approved on **February 4, 2016**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker